

RESIDENTIAL FINAL INSPECTION CHECK-LIST

All references (unless noted) are from 1997 UBC.

- Permanent address provided (Sec. 502)
- Curb box placed at sidewalk level, no closer than 2'0" to side property lines, and within one foot of the back of the sidewalk.
- Door between house and garage 1 3/8 inch thick solid core or 20 minute rated self closing (Sec 302.4 Exc.3).
- Garage electrical receptacles on GFCI (Sec. 210-8 1999 NEC).
- Special garage receptacles (dedicated receptacles) other than those required shall be single not GFCI (Sec 210-8 1999 NEC).
- GFCI receptacles required in bathrooms and kitchen when serving countertops (Sec. 210-8 1999 NEC).
- Bathroom receptacles provided with a 20 amp, dedicated circuit (Sec. 210-52 1996 NEC).
- Seal around dryer vents (Sec. 1401).
- All soffits under cantilevers and fireplaces to be sealed (Sec. 1401).
- Caulking required around outside combustion air, dryer, and bath louvers (Sec. 1401).
- Caulk around incoming water main and gas line (UPC Sec. 313.8 1994/ Sec. 1401).
- Laundry sinks with standard hose threads prohibited without a backflow preventer (Sec. 603.3.7 1994 UPC)
- Check for water leaks under all sinks (Sec. 304.0 1994 UPC)
- Check all electrical equipment for proper operation (Sec. 110-8 1996 NEC)
- Smoke detectors shall interconnect and sound simultaneously when activated (Sec. 310.9).
- Verify correct handrail heights (34-38 inches above nosing) and handgrip dimensions (1-1/4 – 2 inches in cross-section) (Sec. 1003.3.3.6).
- Verify equal (3/8 inch max. deviation) rise (4-8 inches) and equal (3/8 inch max. deviation) run (9 inch min.) of each flight of steps. Dimensions valid for residential applications only (Sec. 1003.3.3.3).
- Verify both interior and exterior guardrail heights (36 inches min. for residential applications); check intermediate railing for spacing such that a sphere 4" in diameter cannot pass through. (Sec. 509).
- Check for broken or cracked windows (Sec. 102).
- Check and correct for concealed electrical boxes (370-20 1999 NEC).

RESIDENTIAL FINAL INSPECTION CHECK-LIST (Continued)

- Verify garbage disposal installation and proper operation (local ordinance).
- Verify minimum clearance between closet shelves and any light(s) serving that closet (min. 1 foot clearance to any globe-protected incandescent and min. 6 inch clearance to any recessed fixture or enclosed fluorescent), minimum clearance shall be maintained from floor to ceiling (Sec. 410-8 1999 NEC).
- Verify installation of light in attic and crawlspace (local ordinance).
- Required doors on laundry chutes shall be self-closing, solid wood (1-3/8" thick) (Sec. 711.6).
- Provide minimum size access hole (sized to allow service of the largest piece of concealed equipment for motor and wiring of motorized tubs (Sec. 430-14 1999 NEC).
- Check basement equipment, appliances, and electrical for proper operation (Sec. 110-8 1999 NEC).
- Provide two spare circuits from panel brought into basement (local ordinance).
- Beam pockets in basement concrete walls shall be grouted where shims used (Sec. 2320.7)
- Verify correctly sized combustion air provided for furnace and water heater (Chapter 7 UMC).
- Uncovered plastic on walls shall be flame and smoke rated (Sec. 2602).
- Verify proper crawlspace ventilation (Sec. 2306.7).
- Check for gas leaks on all appliance flexible connections (Sec. 1214.1 1994 UPC).
- Check plumbing pipes for pipes for clean out plugs and pipe dope (Sec. 316.1.1 1994 UPC).
- Verify installation of by-pass type pressure regulator valve (Sec. 608.2 & 608.3 1994 UPC).
- Verify that light fixtures in garage separation are fire rated (Sec. 302.4).
- Verify that door bell or chimes work (Sec. 110-8 1999 NEC).
- Check for lights at all exterior egress doors (Sec. 210.70 1999 NEC).
- Check roof for flue height clearances (Sec. 806 1997 UMC).
- Verify that down spouts provided with extensions do not cross walks creating a hazard (common sense).
- Check electrical panel for d wire and ground wire (Sec. 110-14 and 384-3 1999 NEC).
- Provide minimum two spare undedicated spaces in electrical panel and run two space electric circuits to basement (local ordinance).

RESIDENTIAL FINAL INSPECTION CHECK-LIST (Continued)

- Verify that exterior GFCI electrical receptacles have self-closing covers in wet locations (Sec. 410-57(b) 1999 NEC).
- Check for cracked and/or broken concrete in sidewalks, driveways, foundation walls, and other locations (local ordinances).
- All wood forms to be removed from concrete work (Sec. 3302).
- Verify that water meter, gas meter, and electric meter are in place and operational.
- At least one planted tree is required, two on corner lots (local ordinance).
- Provide grading certificates, improvement location certificates, and insulation statement.

This list details only the most frequently missed inspection items
and should in no way be considered complete.